# TOWN OF WATERTOWN

# Planning Board

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## AGENDA

The Planning Board of the City known as the Town of Watertown will hold a public meeting on ***Wednesday, September 11, 2019*** at **7:00 p.m.** in the Richard E. Mastrangelo Memorial Town Council Chamber, Administration Building, 149 Main Street, Watertown, Massachusetts.

### *I. ADMINISTRATIVE BUSINESS*

- Minutes of 7/10/2019 & 8/14/2019 meetings

### *II. PUBLIC HEARING*

**Zoning Text Amendments:**

- **Assisted Living Overlay District:** Amend two parts of the Assisted Living Overlay District, Section 5.11 to add language clarifying the *Intent and Purposes*, and to change the affordable housing requirements to be consistent with Section 5.07 of the WZO.
- **Section 8.00 Removal of Soil:** Amend Section 8.00 to add new language regulating the removal of ledge when performed by a vehicle mounted hydraulic jackhammer.

### *III. CASES PENDING*

- **49 Phillips Street;** Ronald Goode II - **Special Permit**

§5.01.1(b), Conversion, to allow an addition to and the conversion of an existing single family dwelling into a two family dwelling. Located in the SC (Single Family Conversion) Zoning District. ZBA-2019-21

- **3 Belknap Terrace;** Mark and Jamie Conti - **Special Permit Finding**

§4.06(a), Non-Conforming Setbacks, to construct a second floor addition within the non-conforming front and rear setbacks. Located in the T (Two-Family) Zoning District. ZBA-2019-22

### *IV. CASE CONTINUED*

- **19 Loomis Avenue;** Arthur Harutyunyan - **Special Permit**

§5.04(r), FAR, to construct a new two-family dwelling with an FAR of .58, where maximum .50 is allowed and where .625 is allowed by Special Permit approval. Located in the 'T' (Two-Family) Zoning District. ZBA-2019-07

### *V. OTHER*

- The Arsenal Yards Signage request

**PLEASE NOTE THAT IF A CASE IS CONTINUED ABUTTERS WILL NOT BE NOTIFIED AGAIN**